



COUNCIL AGENDA: 6-01-04  
ITEM: 12.2(a),(b),&(c)

# Memorandum

TO: HONORABLE MAYOR AND  
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 10, 2004

COUNCIL DISTRICT: 3  
SNI AREA: N/A

**SUBJECT: GP03-03-01a; GPT03-03-01a; GP03-03-01b: General Plan amendment request to amend the *San Jose 2020 General Plan Land Use/Transportation Diagram* from General Commercial on 6.2 acres, Combined Industrial/Commercial on 1.0 acre, and Residential Support for the Core Area (25+ DU/AC) on 1.8 acres to Core Area; the realignment of Julian Street between Market and Saint James Streets; and an associated text amendment to redefine the Downtown Core Area and Downtown Frame Area boundaries on an approximate 9-acre site generally bounded by the Union Pacific Railroad tracks, Market Street, Julian Street, and Highway 87.**

## **RECOMMENDATION**

The Planning Commission voted 4-0-1-2 (Commissioner Campos abstained, Commissioners Zamora and Platten, absent) to recommend the adoption of the proposed General Plan amendment to Core Area, the realignment of Julian Street, and to redefine the Downtown Core Area and Downtown Frame Area boundaries for the property generally bounded by the Union Pacific Railroad tracks, Market Street, Julian Street, and Highway 87.

## **BACKGROUND**

On April 26, 2004, the Planning Commission held a public hearing to consider a privately initiated General Plan amendment request to change the Land Use/Transportation Diagram designation on the subject site from General Commercial on 6.2 acres, Combined Industrial/Commercial on 1.0 acre, and Residential Support for the Core Area (25+ DU/AC) on 1.8 acres to Core Area. This request also includes a proposed realignment of Julian Street between Market and Saint James Streets and an associated text amendment to redefine the Downtown Core Area and Downtown Frame Area boundaries. The Director of Planning, Building, and Code Enforcement recommended approval of the General Plan amendment on the subject site with the exception of the 0.5 acre portion of the site located on the west side of Highway 87 that would remain as Combined Industrial/Commercial. As explained in the attached staff report, the proposed amendment is consistent with the General Plan Major Strategies, goals and policies in that it would provide opportunities for mixed-use development within the subject area and

facilitate the redevelopment of the area with uses that are consistent with the existing downtown environment and the Downtown Strategy Plans.

### **ANALYSIS**

David Panagore, representing the applicant (City of San Jose Redevelopment Agency) spoke in favor of the proposal. He stated that the subject site was an important one for locating housing units in the Downtown and that it would also support the Downtown as a 24-hour city. No one from the public appeared in support of, or in opposition to, the proposed General Plan amendment.

There was little discussion by the Planning Commission on the amendment. Mr. Panagore stated that once development on property within the subject area is proposed, provisions for park space should be included. The Planning Commission reviewed and considered the Mitigated Negative Declaration and found it in conformance with CEQA.

The Commission voted 4-0-1-2 (Commissioner Campos abstained, Commissioners Zamora and Platten, absent) to recommend to the City Council adoption of the General Plan amendment.

### **PUBLIC OUTREACH**

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the community meetings that were held on March 25 and 29, 2004. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission in February and City Council in March. In addition, the Department's web site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is available to any member of the public and contains the most current information regarding the status of the amendments.

### **COORDINATION**

The review of this General Plan amendment was coordinated with the Department of Public Works, Fire Department, Police Department, City Attorney, and the Airport Department.

### **CEQA**

Brandenburg Mixed Use Project/North San Pedro Housing Sites Environmental Impact Report - Certified on February 25, 2004, Resolution #04-019.

STEPHEN M. HAASE  
Secretary, Planning Commission